

23 Fitzsimmons Street, Nicholls, ACT, 2913



House For Sale

Saturday, 16 November 2024

23 Fitzsimmons Street, Nicholls, ACT, 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Architectural Masterpiece Backing Golfcourse

- + Architecturally designed masterpiece positioned in a tightly held and exclusive enclave of 'Harcourt Hill'
- + Directly backing onto the golf course with spectacular views from multiple points in the home and yard
- + Commanding front and rear facades
- + Meticulously cared for residence that is in tremendous condition
- + Considered floorplan that will suit growing & multi-generational families
- + High ceilings provide a striking character to the residence
- + Distinguished formal entry featuring floor-to-ceiling windows and high ceilings
- + Powder room
- + Large formal lounge with front garden views
- + Separate dining room with garden views
- + Large open-plan kitchen complimented with granite benchtops, blackwood timber joinery, modern stainless steel appliances, & pantry
- + Stunning meals & family room area with a high peaked ceiling and private golf course views
- + Two large covered private balconies with golf course views
- + Spacious master bedroom with golf course views, ceiling fan and walk-in wardrobe
- + Large ensuite with double vanity, laundry chute, spa bath, and separate shower
- + Study with skylight
- + Ducted gas heating upstairs
- + Ducted electric cooling upstairs
- + Updated carpets throughout
- + Inslab heating downstairs and upstairs ensuite
- + 2 electric hot water systems servicing downstairs & upstairs
- + Plantation shutters and curtains
- + Large amounts of storage inside the home
- + Three bedrooms downstairs are all oversized, featuring built-in-wardrobes, and have sliding doors to the private gardens
- + Huge downstairs rumpus room with its own bar area and storage room
- + Large laundry with external access
- + Three-way main bathroom with double vanity, toilet, shower, & separate bath
- + Large double garage with automatic doors, internal access and a separate workshop area with windows towards the golf course
- + Private front garden with a large grassed area, shed on a slab, and a large slab suitable for an additional vehicle, camper, trailer or boat.
- + Large vegetable garden washed in sunlight that is fully irrigated
- + Side and back gardens are private and spacious with a gate towards the golf course
- + All gardens are fully irrigated with a timer

Property Information:

- + Internal living: 280.67m²
- + Total balconies: 35.8m²
- + Front porch: 7m²
- + Rear side portico: 21m²
- + Garage & workshop: 48.90m²
- + Year built: 1997
- + Block size: 1000m²
- + Orientation: North North West

Walking distance:

- + 400m from the back gate to the Gold Creek Country Club Facilities (Ranked within the top 100 Gold Courses of

Australia)

- + Holy Spirit Catholic Primary School (Private)
- + St John Paul II College (Private)
- + Gold Creek Primary School (Public)
- + Gold Creek Secondary School (Public)
- + Nicholls Early Childhood Centre
- + Nicholls Shops including IGA, Liquor Store, Cafe, Bakery, Chinese, Italian & Pasta restaurants, Hair Salon, Beauty Salon
- + Gungahlin Pond
- + Public transportation

What's nearby:

- + Gold Creek Village includes a Pharmacy, George Harcourt Inn, McDonald's, KFC, Petrol Station, Nursery, Liquor Store, Early Learning Centre, Cafes, restaurants, Art Galleries, and more.
- + Gungahlin Lakes Golf Course
- + Gold Creek Golf Course & Country Club
- + Club Lime Gym
- + Casey Market Town
- + Gungahlin Town Centre
- + Burgmann Anglican School (Private)